

Response to DNR Data Request No. 3
Calvert Cliffs Case No. 9127
UniStar Nuclear Energy, LLC and UniStar Nuclear Operating Services, LLC
February 25, 2008

Question 3-11

Land Values -

- a. Page 6-64 mentions a Maryland Department of Natural Resources study of the effects of large industrial facilities on residential property values, but does not provide a citation. Please provide a complete citation to this study.
- b. On Page 6-65 there are numerous references to studies of property value impacts that are not accompanied by citations. Please provide a complete list of citations used to support this section of the Technical Report.

RESPONSE

- a. The requested MDNR citation is as follows:

MDNR, 2006. Maryland Power Plants and the Environment: A Review of the Impacts of Power Plants and Transmission Lines on Maryland's Natural Resources, Economic Development, CEIR-13, Maryland Department of Natural Resources, Power Plant Research Program, January 17, 2006.

- b. The requested additional land value impact citations requested are as follows:

Blinder, C. 1979. The Effect of High Voltage Overhead Transmission Lines on Residential Property Values, Laurel, Maryland. Paper presented to the Second Symposium on Environmental Concerns in Rights-of-Way, Ann Arbor, Michigan. October 1979.

Brown, D. 1976. The Effect of Power Line Structures and Easements on Farm Land Value. Right of Way (December 1975-January 1976): 33-38.

Colwell, Peter F. 1990. Power Lines and Land Value. The Journal of Real Estate Research (5:1): 117-127.

Colwell, P., and K. Foley. 1979. Electric Transmission Lines and the Selling Price of Residential Property. Appraisal Journal 47(4, October): 490-499.

Dale, Larry, James C. Murdoch, Mark A. Thayer, and Paul A. Waddell. 1997. Do Property Values Rebound from Environmental Stigmas? Evidence from Dallas. July 1997.

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Delaney, Charles J., and Douglas Timmons. 1992. High Voltage Power Lines: Do they Affect Residential Property Values? *The Journal of Real Estate Research* 7(3): 315-329.

Erickson, Jessica. 2001. Information Flows and the Impact of PCB Contamination on Property Values. A Thesis, Williams College, Williamstown, Massachusetts. May 7, 2001.

Gamble, Hays B., and Roger H. Downing. 1982. Effects of Nuclear Power Plants on Residential Property Values. *Journal of Regional Science* 22:457-478.

Hite, D. 2001. Property-Value Impacts of an Environmental Disamenity: The Case of Landfills. *Journal of Real Estate Finance and Economics* 22:185-202

Ho, Su Chau, and Diane Hite. 2004. Economic Impact of Environmental Health Risks on House Values in Southeast Region: A County-Level Analysis. Paper presented at the annual meeting of the American Agricultural Economics Association, August 1-4, 2004.

Hoan, Ben. 2006. Impacts of Windmill Visibility on Property Values in Madison County, New York. Thesis to the Bard College, Bard Center for Environmental Policy Annandale on Hudson, New York, April 30, 2006

Kinnard, W., M. Geckler, J. Geckler, J. Kinnard, and P. Mitchell. 1984. An Analysis of the Impact of High Voltage Electric Transmission Lines on Residential Property Values in Orange County, New York. Storrs, Connecticut, Real Estate Counseling Group of Connecticut, Inc., May 1984.

Kohlhase, Janet. 1991. The Impact of Toxic Waste Sites on Housing Values. *The Journal of Urban Economics* (July): 1-30.

McCluskey, Jill J. and Gordon C. Rausser. 1999. Estimation of Perceived Risk and Its Effect on Property Values. June 25, 1999.

Miller, N. 1992. A Geographic Information System-Based Approach to the Effects of Nuclear Processing Plants on Surrounding Property Values: The Case of the Fernald Settlement Study. University of Cincinnati, Ohio. March 31, 1992.

Poletti and Associates, Inc. 2007. A Real Estate Study of the Proposed White Oak Wind Energy Center, McLean and Woodford Counties, Illinois. Prepared for Invenegy Wind, LLC. Collinsville, Illinois. January.

Reichert, Alan A. 1997. Impact of a Toxic Waste Superfund Site on Property Values. *The Appraisal Journal*. October 1997.

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Simons, Robert A. 1997. The Effect of Underground Storage Tanks on Residential Property Values in Cuyahoga, Ohio. The Journal of Real Estate Research. Website: http://findarticles.com/p/articles/mi_qa3750/is_199701/ai_n8753094/print.

Sterziner, George, Fredric Beck, and Damian Kostiuk. 2003 The Effect of Wind Development on Local Property Values. Renewable Energy Policy Project, Washington, D.C.. May 2003.

Thayer, Mark, Heidi Albers, and Morteza Rahmatian. 1992. The Benefits of Reducing Exposure to Waste Disposal Sites: A Hedonic Housing Value Approach. The Journal of Real Estate Research 7(3): 265-282.

Urban Environmental Research, LLC. 2002. Property Value Diminution Analysis Resulting from Nuclear Waste Shipments Through Washoe County and Elko County, Nevada. February 2002.